

**MINUTES OF THE REGULAR MEETING OF THE PLANNING BOARD OF
THE VILLAGE OF IRVINGTON HELD IN THE TRUSTEES' ROOM,
VILLAGE HALL, ON WEDNESDAY, MAY 1, 1996.**

Members

Present: Patrick J. Gilmartin, Chairman
William Bush, Secretary
Joseph Elliot
Peter Lilienfield

Members Absent: Robert Buford

Also Present: Brenda Livingston & William Hoffman,
Ad Hoc Planning
Board Members
William Mooney, Esq., representing Kevin J.
Plunkett, Village
Counsel
John Kirkpatrick, Special Counsel to the
Planning Board
Eugene Hughey, Building Inspector
Florence Costello, Planning Board Clerk
Cesare Manfredi, Environmental Conservation
Board
Desiree Garvin, Count Reporting Services,
for Mercy College
& Westwood Development Associates
Applicants and other persons mentioned in
these Minutes
Members of the Public.

IPB Matters

Considered: 90-20 -- John & Miriam Dedyo
Sht. 13B, Bl. 6, Lot P9B,25A,68A
94-03 -- Westwood Development Associates,
Inc.
Sht. 10, 11, Lot 25,25K,P25J2
94-14 -- Holy Spirit Association for the
Unification of
World Christianity - East Garden
Subdivision
Sht. 10, P-3
95-23 -- Mercy College
Sht. 9, P-44,45,46,47,48,49
96-06 -- Holy Spirit Association for the
Unification of

World Christianity - Lot #2
96-07 -- Fazlollah Moqtaderi - Informal

Discussion

Sht. 12A, P-94A.95-A
96-08 -- Simun & Vesna Luburic
Sht. 10C, Bl. 256, Lot 25B
96-09 -- Rodgin & Barbara Cohen
Open Space Inventory Consideration
Sht. 2, P-109A, 109A2

The Chairman called the meeting to order at 8:00 PM.

IPB Matter #90-20:
Dedyo for

Application of John & Miriam
Subdivision of property at Park
Road.

The Chairman noted that the Appellate Division had denied the appeal by Mr. and Mrs. Gurley thereby upholding the decision of the Planning Board in this matter.

IPB Matter #96-07:
Fazlollah Moqtaderi

Informal Discussion of
regarding property at 1 Belmont
Road.

This matter was adjourned at the request of the Applicant.

IPB Matter #96-09:
Barbara Cohen for

Application of Rodgin &
Site Development Plan Approval
for property
at 21 Matthiessen Park.

Fred Good, Architect, Wadia Enterprises, appeared on behalf of the Application. Applicant paid the required application fee and provided evidence of mailing of required Notice to Affected Property Owners. The proposed development consists of a one story garage addition comprising approximately 520 square feet of additional enclosed space.

As the property was listed on "Open Space Inventory", the matter was adjourned and referred to the ECB for review.

IPB Matter #96-08:
Luburic for

Application of Simun & Vesna
Site Development Plan Approval
for property at
Riverview Road.

Barry Milowitz, Architect, and Mr. Luburic appeared on behalf of the Application. Applicant paid the required application fee and provided evidence of mailing of required Notice to Affected Property Owners. Applicant plans to construct a one family residence.

The Board requested the Applicant to complete an application for site capacity determination and submit it to Mr. Mastromonaco for review prior to the Board's next meeting. The Board also informed the Applicant that it did not believe that any application other than for a Site Capacity Determination was required for construction of one residence on a pre-existing lot.

IPB Matter #94-14:
Association for the
for East
Subdivision

Application of Holy Spirit
Unification of World Christianity
Garden Subdivision for Final
Approval.

Norman Sheer, Esq., Michael Sterlacci, Consulting Engineer, and Michael Inglis, Project Manager, appeared on behalf of the application.

The Board closed the public hearing and on motion duly made and carried approved the revised resolution submitted by the Applicant granting final subdivision approval. A copy of said Resolution is appended to these Minutes and made a part hereof.

The Board also fixed the in lieu of fee at \$44,478 subject to the 1996 CPI adjustment required by the Board's rules.

IPB Matter #96-06:
Association for the

for Site

#2, East

**Application of Holy Spirit
Unification of World Christianity
Development Plan Approval for Lot
Garden Subdivision.**

Norman Sheer, Esq., appeared on behalf of the application. The Applicant requested an adjournment to the Board's June meeting, which was approved.

IPB Matter #94-03:
Development

Site Development

Broadway,

**Application of Westwood
Associates, Inc., for Limited
Plan Approval for property at
Riverview Road and Mountain Road.**

Applicant informed the Board that the DEIS was still in process of preparation for submission. The Chairman commented that there has been very little progress on the Application notwithstanding frames set forth in the settlement stipulation underlying the Application. A complete transcript of the proceedings related to this matter was prepared and is incorporated by reference.

IPB Matter #95-23:
for Amendment/

**Application of Mercy College
Renewal of Special Permits.**

A complete transcript of the proceedings relating to this matter was prepared and is incorporated by reference.

Among the matters discussed were the need for improvements to certain of the Applicant's buildings to bring them into conformity with applicable codes and to provide access to disabled persons, and a discussion of the various easements for ingress and egress located on the property and comments on the draft resolution submitted to the Board. The Board also closed the public hearing.

The Board then considered the following administrative matters:

Minutes of the Planning Board held on April 10, 1996, previously distributed, were, on motion duly made and seconded, approved.

The next regular meeting of the Planning Board was scheduled for Wednesday, June 5, 1996.

There being no further business, the meeting was adjourned.

Respectfully submitted,

William Bush, Secretary